CITY OF KIRKLAND TREE REMOVAL NOTIFICATION

Case No. TREE1-00454

Before filling out this form please review the TREE REMOVAL INFORMATION GUIDE or contact the Planning Department at 425.587.3225.

Contact & Property Information

Property Owner:	Phone:	email:
Firwood Lane LLC	425/881-4499	info@davisinvestors.com

Site Address: 12320 NE 93rd Lane, Kirkland, WA 98034

Mailing Address (if different): 6619-132nd Ave NE #270, Kirkland 98033

Contact Name:	Phone:	email:
Dane Kapela	206/9302163	info@davisinvestors.com

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the information answered on this form is true and complete to the best of my knowledge. I understand that the City of Kirkland is relying on this information to make its decision. Trees removed illegally may result in the City pursuing monetary penalties and/or restoration under KZC 95.55.

Owner Signature _____
(acknowledging and supporting request)

Proposed removal of Significant Trees (trunk diameter is ≥ 6 inches, measured 4½ ft from the ground)

Tree #1 12324 inches trunk diameter (dbh) Common Name or Genus/species: maple

Tree #2 maybe 12314 inches trunk diameter (dbh) Common Name or Genus/species: doug. fir

Tree #3 105, ~~54~~, 104 inches trunk diameter (dbh) Common Name or Genus/species:

NOTE: Removal Notification for more than 2 trees must include photographs that clearly show the tree is dead or in severe decline.

Tree #4 inches trunk diameter (dbh) Common Name or Genus/species:

NOTE: Removal Notification for more than 2 trees must include photographs that clearly show the tree is dead or in severe decline.

Include Site Plan (use back of form or attach a screen shot, survey, drawing, etc.)

NOTE: The site plan must identify the approximate location of all significant trees on the property. Include location and species of trees to be removed and retained. This form will not be processed without a completed site plan.

Site Plan

Number of significant trees remaining on property after proposed removals: _____

– This Section for Staff Use Only –

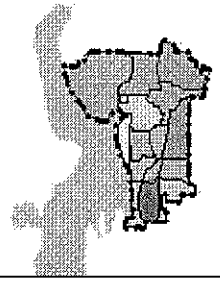
☒ Approved
☐ Denied

Staff Initials: CBG

Date: 12 / 1 / 11

Conditions/Comments: APPROVED REMOVAL OF THREE HAZARD TREES.

GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



Legend

- Trees
  - Group
  - Planting Space
  - Stump
  - Trees
- Streams
  - Open
  - Pipe
- Bldg Concern Area
  - Exposure C zone
  - Methane
- Floodplain
- Landslide
  - H
  - M
- Wetlands
- Address
- City Limits
- Grid
- QQ Grid
- Streets
- Parcels
- Buildings
- Lakes
- Parks
- Schools
- z_Image09
  - Red: Band_1
  - Green: Band_2

1: 1,818

0.1 0 0.03 0.06 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

Notes

Enter Map Description

12320 – clean maple crown
12324 – remove hazy. maple.

12314 – maybe remove fir if rotten on top due to hole @ top.

International Forestry
CONSULTANTS, INC.

11415 NE 128th Street, Suite 110, Kirkland, WA 98034 USA
(425) 820-3420 • Fax (425) 820-3437 • www.inforestry.com

Tree Assessment
Firwood Lane Mobile Home Park
NE 93rd Lane, Kirkland

9/6/2011

Table of Contents

Addenda

1. Summary

International Forestry Consultants was contacted by Dana Kapela of Davis Investors and was asked to conduct a tree risk assessment of several Douglas-fir trees at the Firwood Lane Mobile Home Park in Kirkland.

One high risk tree was identified on the property that warrants removal for hazard abatement. Four other trees were identified on the property that requires an action (pruning) to abate or reduce hazard risks and the potential for damage. A re-evaluation of tree condition and failure risk is warranted in three years, given the number of large trees within close proximity of mobile homes.

2. Client

The client to whom this report is addressed is:

Name: Mrs. Dana Kapela
Address: Davis Investors
6619 132nd Avenue NE #254
Kirkland, WA 98033

3. Assignment

The assignment is to conduct a condition/risk assessment of all of the significant trees standing within the striking distance of mobile homes and other improvements and report the findings. Reporting the findings will include making appropriate recommendations to abate or reduce overall hazard risk.

A walk-through assessment was performed. All large trees were inspected. Trees with concerning defects were identified with a numbered aluminum tag, attached to the lower trunk. A total of five trees were tagged, tree numbers #101 through #105. A Tree Condition Summary Sheet is attached, which indicates tree numbers and the Mobile Home Space number the tree is located behind.

4. Purpose and Use of Report

The purpose of this report is to identify any hazardous tree issues and to provide corrective measures to abate the hazard and/or risk. This report shall be used to appropriately address the tree related concerns on the property.

5. Limits of Assignment

The assignment is limited to the information gathered during the site visit on September 6th, 2011and references noted in this report. No invasive methods were used to assess tree condition unless fully described in the "Analysis and Testing" section of this report. Information from published sources cited herein is assumed to be reliable.

6. Site Description

The subject property is located on the south side of NE 124th Street at NE 93rd Lane in Kirkland. Topography is relatively flat. The majority of the subject trees are located on the east perimeter of the property. Subject trees are comprised primarily of Douglas-fir and big leaf maple.

7. Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a Spiegel Relaskop. Each tree was visually examined for outward defects and outward indications of a decline in vigor. The tree assessment procedure involves the examination of many factors:

- The crown of the tree is examined for current vigor. This is comprised of inspecting the crown (foliage, buds and branches) for color, density, form, and annual shoot growth, limb dieback and disease. The percentage of live crown is estimated for coniferous species only and scored appropriately.

- The bole or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insects, bleeding, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects include crooks, forks with V-shaped crotches, multiple attachments, and excessive sweep.

- The root collar and roots are inspected for the presence of decay, insects and/or damage, as well as if they have been injured, undermined or exposed, or original grade has been altered.

8. Observations

The subject trees are comprised primarily of second growth Douglas-fir and big leaf maple, ranging between 50 and 100 years of age. There are approximately 20 large Douglas-fir trees along the east perimeter of the property. The majority of these were purposely topped several years ago at approximately 70' to 80' above ground. Regenerated tops appear soundly attached to the main stems. Douglas-fir trees have sound trunks with good taper, and with no outward indications of internal stem decay. The foliage is of good color and density. They appear healthy and viable.

There are roughly 10 large big leaf maple trees scattered along the east perimeter of the property. The majority is in fair condition, and has developed typical structural defects and stem decay. A few are infected with *Hypoxylon duestrum* which causes a slow progression of decay to develop in the lower trunk. Some have accumulated significant deadwood which should be removed in the near future for hazard abatement.

Five trees were identified on the property that represents a moderate level of risk. The five subject trees are described as follows:

Tree #101 is a large clump of big leaf maple, made up of five stems or trunks. See photos in Addendum I. The trunks are tightly spaced and poorly attached to each other. Four of the five stems are is drastic decline, as evidenced by dead and dying foliage and upper branches. It is considered high risk.

Tree #102 is a semi-mature Douglas-fir. Like most of the other Douglas-fir on the property, it was topped several years ago. Foliage color and density is good. No indicators of lower stem decay were observed, however a small cavity was identified on the east side of the stem at approximately 70' above ground. Total tree height is 106'. The opening appears to be approximately 6 inches long by two inches wide. Pitch appears to be gradually oozing from this opening.

Tree #103 is a mature big leaf maple. Noteworthy decay was identified on the lower trunk associated with *Hypoxylon duestrum.* Many branches in the upper crown have recently died back. Vigor appears to be in decline.

Tree #104 is also a mature big leaf maple. This tree has codominant stems which is a significant structural defect. The buildup of included bark between the two trunks is considerable. If left as is, the smaller trunk on the mobile home side will likely split away as decay advances between the stems. The foliage is of normal color and density. Overall vigor appears good.

Tree #105 is another mature big leaf maple located in the playground area. Noteworthy decay was identified in the lower trunk, root crown and on some of the larger scaffold branches. Large accumulations of deadwood exist in the crown. Risk of deadwood failure is high. Overall condition is fair to poor.

9. Analysis and Testing

No laboratory testing was initiated as part o f this assignment.

10. Discussion

Tree #101 is in serious decline. The tightly spaced trunks have a high potential for failure, by means of splitting away from the clump. Removal and replacement is recommended.

Tree #102 appears sound and stable, however the small cavity on the upper bole is concerning. Given the trees proximity to a mobile home and the potential for damage; an aerial inspection is recommended to evaluate the extent of decay in the upper cavity.

Tree #103 is in need of crown cleaning and end-weight reduction pruning on the mobile home side to reduce hazard risk and the potential for damage from branch failures. Reduce the length of long laterals over the mobile home to a smaller side branch.

On Tree #104, crown reduction pruning of the smaller fork is necessary to reduce the risk of trunk failure. Reduce the length of long laterals over the mobile home to a smaller side branch.

Crown cleaning tree #105 will reduce the risk of branch failures. Gradual decline is anticipated over the next several years. Crown cleaning will be necessary every four to five years as deadwood develops to retain the tree in a safe condition. It is possible the tree could be retained with proper maintenance for another +/- 20 years. Given the trees current condition and future maintenance requirements, removal and replacement may be the best option for your needs.

11. Conclusions

At this time, the subject Douglas-fir trees appear stable and in a healthy condition. Many of the trees have grown regenerated tops or leaders where they were once topped. Overtime as decay advances from the topping wound, regenerated tops become more hazardous and prone to breakage. Consider having the trees periodically inspected on a regular cycle every three years or as conditions warrant.

A few of the big leaf maple trees are expected to gradually decline over time from the *hypoxylon* infections. Consider having the trees periodically inspected on a regular cycle every three years or as conditions warrant.

12. Recommendations

The removal of Tree #101 is recommended to abate hazard risk.

An aerial inspection is recommended for Tree #102 to evaluate the extent of decay in the small cavity on the east side of the upper bole. Tree Solutions Inc. can provide you with this service. Their phone number is 206-528-4670.

Crown cleaning and /or end-weight reduction is necessary for Trees #103, #104 and #105 to reduce the risk of large branch or trunk failures.

Tree service companies we have successfully worked with in the past include:

Out on a Limb Tree Service, Kathy Holzer 206-938-3779
JD Tree Service, Doug Bakken 425-402-0648
Arborcare, Steve Dorstad 425-485-4824

13. Monitoring

As your trees mature, you should be aware of the following conditions that may be indicators of declining tree health.

- Appearance of fungal fruiting bodies which will appear as small "shelves" on the bole and branches or mushroom-like growths near the base of the tree.
- Dead or soft flaky wood in cavities or under the bark.
- Thinning or yellowing crowns. A continual loss of foliage persisting for more than one growing season.
- The appearance of yellow or orange needles other than near the stem. (Cedar trees may exhibit orange needles in the fall; called "flagging" that is a normal response to drought and not a symptom of long-term decline.)
- Leaning stems, extraordinary bark flaking, stem swelling or any other abnormalities on the bole.
- Extraordinary cone production.
- Insect entry holes. These are about the size of a pencil lead and probably are accompanied by "sawdust".
- Premature leaf-fall or the appearance of dead limb tips. Droopy top or thinning crown. Dying treetop.

14. Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Ownership of the subject trees as provided by the client is assumed to be correct. No responsibility is assumed for legal matters.
2. Care has been taken to obtain all information from reliable sources. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. This report and any values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. The exhibits in this report are included to assist the reader and are not necessarily to scale.
6. Unless expressed otherwise, information in this report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without laboratory analysis, excavation, or coring, unless otherwise stated.
7. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents related to this report passes to the client only.
8. The liability of International Forestry Consultants, Inc., its contractors and employees is limited to the client only and only up to the amount of the fee actually received for the assignment.

9. There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long term condition of any tree, but represent my opinion based on the observations made.

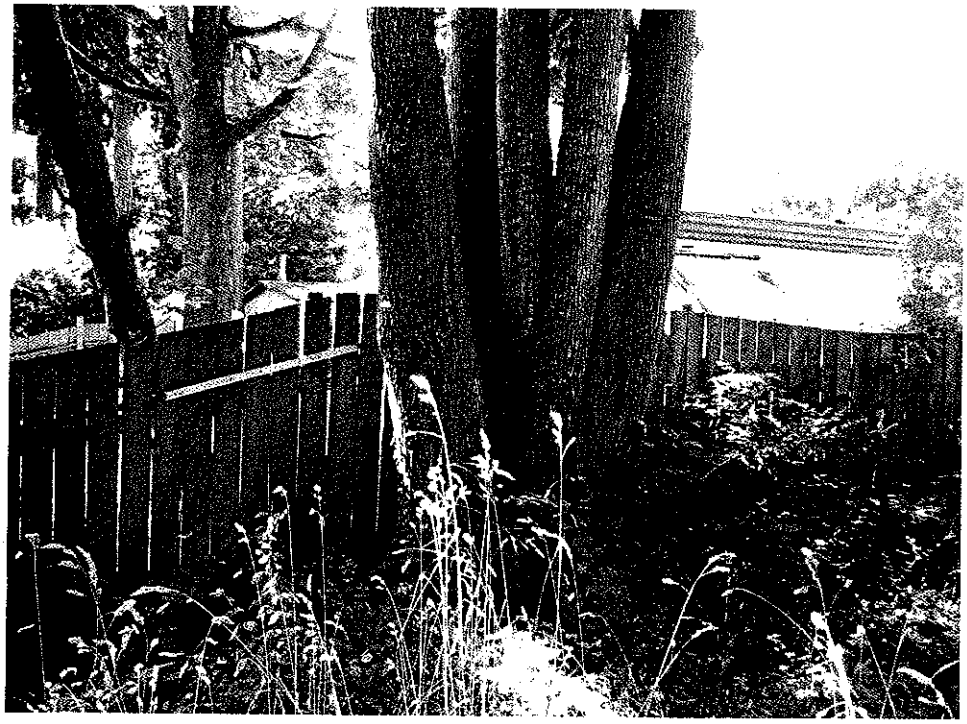
Please call if you have any questions or if I can be of further assistance.

Sincerely,

Bob Layton
ISA Certified Arborist #PN-2714A
Certified Tree Risk Assessor #233

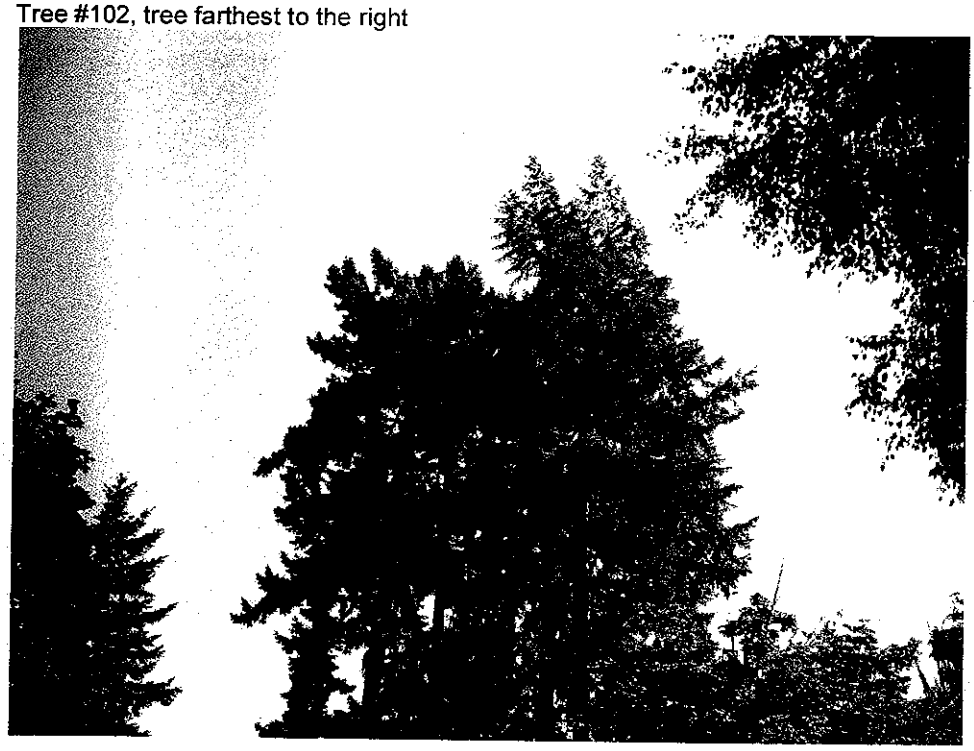
Addendum I – Site/Tree Photos

Tree #101

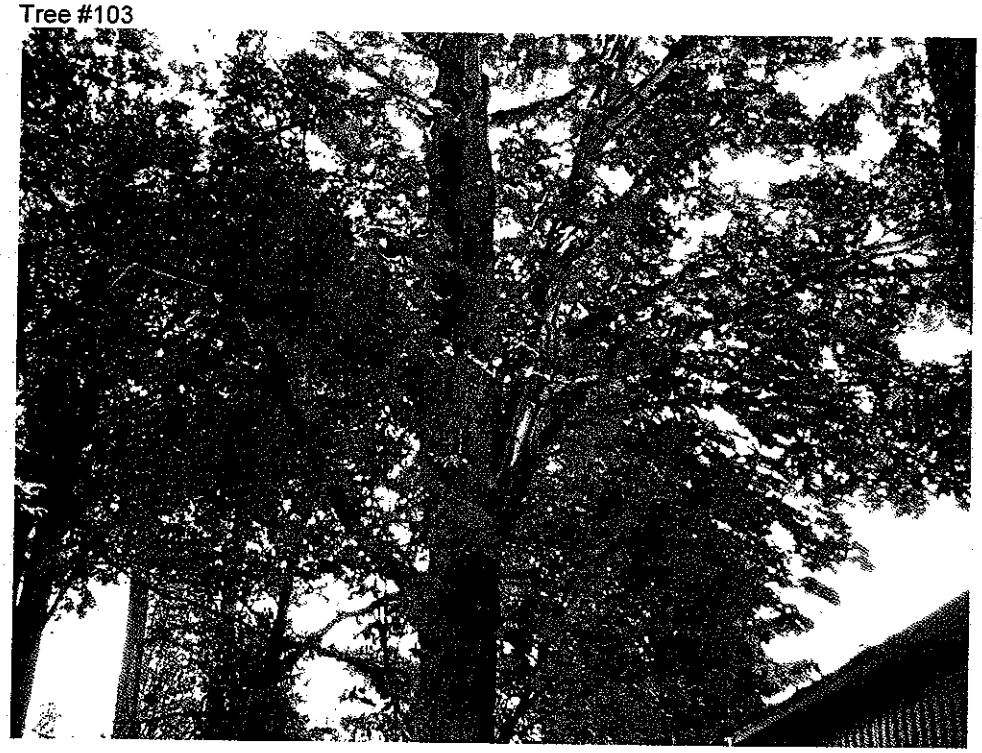


Crown of Tree #101, significant decline and dieback

Tree #102, tree farthest to the right



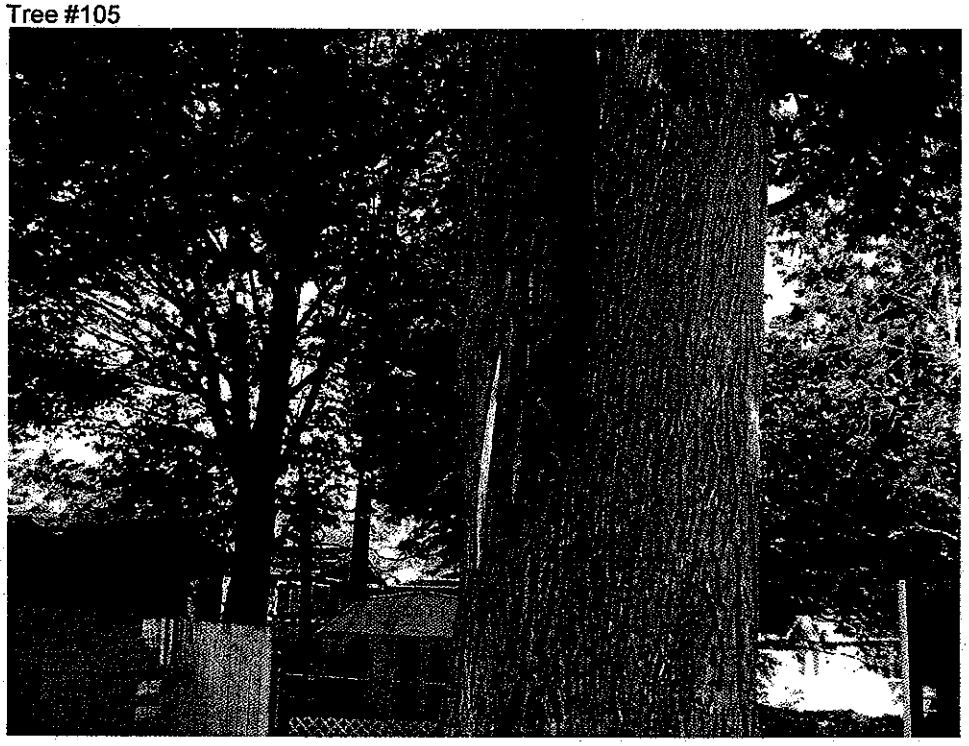
Tree #103



Base of Tree #103

Codominant stems of Tree #104

Tree #105



Addendum II – Glossary of Terms

Bleeding	the appearance of sap on the outer bark
DBH	Diameter at breast height, 4 ½' above ground level
Codominant	equal in size, associated with forks of trunks or stems
Crown	The live branches or live leaves or live needles of a tree
Dieback	Notable dead foliage, starting at the end of a branch or the top of a tree
Included bark	Pattern of development where bark is turned inward rather than normally pushed out, also known as embedded bark
Taper	The ratio of diameter on different points of a trunk, stem or branch
Viable	A structurally sound and healthy condition
Vigor	Overall health; capacity to grow and resist disease, insect infestations and stress

![logo]

TREE CONDITION SUMMARY

For: Firwood Lane Mobile Home Park
NE 93rd Lane, Kirkland

International Forestry Consultants
Date: 9/6/2011
Inspector: Layton

	Tree #	Recommendation	Priority	Condition	Species	Native/Planted	DIA	Height	H/D	Space #	Crown: Green %	Crown: LimbTips	Crown: Asymmetric	Crown: Color	Bole: Decay	Bole: Included Bark	Bole: Seams-Pitching	Bole: Broken - Topped-Sprouts	Bole: Crook-Fork-sweep	Bole: Lean	Roots: Decay	Roots: Exposed	Roots: Severed	Comments
X	101	X	1	17	big leaf maple	N	20	60	36	24		4		4	3	4	2							clump of 5 stems/trunks/in decline
	102	AI	1	8	Douglas-fir	N	24	106	53	14	3	1			1	1		2						small cavity at +/- 80', inspect further
	103	CC	2	8	big leaf maple	N	27	51	23	14		4		1	3		1							hypoxylon infection, noteworthy decay
X	104	EW	2	10	big leaf maple	N	25	66	32	20		1			3	4	1		1					2 trunks, embedded bark, moderate to high risk
X	105	CC	2	10	big leaf maple	N	30	70	28	play ground		2			3	1	1	1			2			large amounts of deadwood
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Priority		Condition Code	
1	Immediate	11 - +	Poor
2	Six Months	5 - 10	Fair-Monitor
3	1 year +	0 - 4	Good

Recommendation

X	Remove	0	No Action
RD	Remove Defect	CC	Crown Clean
DW	Remove Dead wood	RC	Raise Canopy
EW	Remove End Weight	CR	Reduce Canopy
M	Monitor- 1-2 years	AI	Aerial Inspection

H/D = height/diameter ratio > 50 potentially hazardous
Green % for evergreen species only

Crown %

5	0%
4	10-20%
3	20-40%
2	40-60%
1	60-70%
0	70%+

Condition Score

5	severe
4	poor
3	moderate
2	fair
1	noted